



**ఆంధ్రప్రదేశ్ రాజ పత్రము**  
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**NOTIFICATIONS BY GOVERNMENT**

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**REVENUE DEPARTMENT**  
**(COMMERCIAL TAXES-II)**

PREScribing PERSONS LIABLe TO PAY TAX ON REVERSE CHARGE  
FOR THE ANDHRA PRADESH GOODS AND SERVICES TAX ACT, 2017  
(ACT No.16 OF 2017) - SECTION 9 (4).

***[G.O.Ms.No. 286, Revenue (Commercial Taxes-II), 29<sup>th</sup> April, 2019.]***

**NOTIFICATION**

In exercise of the powers conferred by sub-section (4) of section 9, of the Andhra Pradesh Goods and Services Tax Act, 2017 ( Act No. 16 of 2017) (herein after referred to as the "said Act"), the Government, on the recommendations of the Goods and Services Tax Council, hereby notifies that the registered person specified in column (3) of the table below, shall in respect of supply of goods or services or both specified in column (2) of the Table below, received from an unregistered supplier shall pay tax on reverse charge basis as recipient of such goods or services or both, namely:-

Table

Sl. No.	Category of supply of goods and services	Recipient of goods and services
(1)	(2)	(3)
1	Supply of such goods and services or both [other than services by way of grant of development rights, long term lease of land (against upfront payment in the form of premium, salami, development charges etc.) or FSI (including additional FSI)] which constitute the shortfall from the minimum value of goods or services or both required to be purchased by a promoter for construction of project, in a financial year (or part of the financial year till the date of issuance of completion certificate or first occupation, whichever is earlier) as prescribed in G.O. Ms. No. 259, Revenue (CT.II) Department, Dated. 29.06.2017,, at items (i), (ia), (ib), (ic) and (id), against serial No. (3) in the table as amended.	Promoter
2	Cement falling in chapter heading 2523 in the first schedule to the Customs Tariff Act, 1975 ( Act No. 51 of 1975) which constitute the shortfall from the minimum value of goods or services or both required to be purchased by a promoter for construction of project, in a financial year (or part of the financial year till the date of issuance of completion certificate or first occupation, whichever is earlier) as prescribed in G.O. Ms. No. 259, Revenue (CT.II) Department, Dated. 29.06.2017,, at items (i), (ia), (ib), (ic) and (id), against serial No. (3) in the table as amended.	Promoter
3	Capital goods falling under any chapter in the first schedule to the Customs Tariff Act, 1975 ( Act No. 51 of 1975) supplied to a promoter for construction of a project on which tax is payable or paid at the rate prescribed for items((i), (ia), (ib), (ic) and (id) against sl.no.3 in the table, in G.O. Ms. No. 259, Revenue (CT.II) Department, Dated. 29.06.2017, as amended.	Promoter

*Explanation.* - For the purpose of this notification, -

- (i) The term “Promoter” shall have the same meaning as assigned to it in clause (zk) of Section 2 of the Real Estate (Regulation and Development) Act, 2016; ( Act No. 16 of 2016)
- (ii) The term “project” shall mean a real estate project (REP) or a Residential Real Estate Project (RREP);
- (iii) The term “Real Estate Project” shall have the same meaning as assigned to it in clause (zn) of Section 2 of the Real Estate (Regulation and Development) Act, 2016.” (16 of 2016)

- (iv) The term “Residential Real Estate Project (RREP)” shall mean a REP in which the carpet area of the commercial apartments is not more than 15 percent of the total carpet area of all the apartments in the REP.
- (v) The term “Floor Space Index” (FSI) shall mean the ratio of a building’s total floor area (gross floor area) to the size of the piece of land upon which it is built.

This notification shall be deemed to have come into force with effect on and from 1<sup>st</sup> of April, 2019.

**Dr. D. SAMBASIVA RAO,**  
*Special Chief Secretary to Government.*

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